

TO LET



ATTRACTIVE LISTED BARN CONVERSION OFFICES

860 sq ft / 80 sq m



**1 SOUTH STANMORE STABLES
STANMORE
BEEDON
NR. NEWBURY
RG20 8SR**

**St. Lukes House, Oxford Square, Oxford Street, Newbury, RG14 1JQ
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Notice is given that these particulars do not constitute any part of an offer or a contract, and no representation or warranty whatever in relation to the property is intended to be given or implied by the lessor/vendor or its agents, Deal Varney (Newbury) Ltd. A prospective lessee/purchaser must be satisfied by inspection or otherwise as to the correctness of all statements contained in these particulars.

Deal Varney (Newbury) Ltd Reg No. 5908510.

LOCATION

Stanmore Farm is situated in a quiet country road off the Beedon/Chieveley road. Take the "old" A34 Oxford Road to Worlds End and Beedon, turn left for Stanmore shortly before re-joining the A34. The Barns are on the right after about two miles. Whilst rural, the property is close to the M4/A34 junction and about 8 miles from Newbury.

DESCRIPTION

Unit 1 is part of three converted business units, each with WC, and kitchenette and loft space for archive storage. Period features have been retained where possible and the units have been finished with electric heating, power and lighting. The office unit is carpeted. There are 3 car parking spaces for this property.

We are advised that 2Meg broadband connection is available.

ACCOMMODATION

Unit 1:

Ground floor:	506 sq., ft.
First floor stores:	<u>354 sq., ft.</u>
Gross Internal area	860 sq., ft.

The loft space is accessed via a loft ladder and is simple storage only.



(Picture taken 2007)

Please note Unit 3 is available offering 810 sq ft offices on two floors.

LEASE

A new lease for 3 or more years is preferred, longer terms will incorporate rent reviews.

Common area costs are divided between the occupiers. Each occupier deals with repairs but contributes towards the landlord's block insurance.

SERVICE CHARGE

Charges for this property are 25% of the total, the current service charges are estimated at £700.00 per annum which includes common area maintenance and insurance. This does not include contents insurance

RENT

£6,500 per annum. The rent is subject to VAT at the prevailing rate.

RATES

Rateable value: £3,400.00*
Rates payable: £1,587.80 (2009/10)

* Rateable values below £5,000 may be eligible for Small Business Rate Relief.

Interested parties should make their own enquiries with West Berkshire District Council to obtain accurate information.

VIEWING

Strictly by prior appointment with sole agents:

DEAL VARNEY
(01635) 550211

RD/msw/details.Stanmore
Details amended January 2012.
Subject to Contract